WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120037693 DEEDWARR
Recvd: 05/22/12 15:10 2 pgs
Fees:13.00 Taxes:628.63
20120522-0044467

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 204 Antebellum Lane, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah Proctor and Caroline Proctor	Peoples Home Equity	062020B05600CO
(NAME)	(NAME)	
2853 Paddle Wheel Dr.	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Houston S. Runion and Heidi M. Runion**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Micah Proctor and Caroline Proctor**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennesee, being Lot No. 134 on the Plan of Abbington Park, Phase One-Section Two of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Houston S. Runion and Heidi M. Runion, husband and wife, by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, dated March 18, 2004 and filed on March 29, 2004 in Instrument Number 20040329-0034694, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2853 Paddle Wheel Dr., Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **18th** day of **May, 2012**

Houston S. Runion

Heidi M. Runion

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Houston S. Runion and Heidi M. Runion**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **May, 2012**

Notary Public

My commission expires: 12/23/14

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY